



Pre-Development Application

Date Submitted: 04/06/2025

Project Name: 200 Aldington Road Industrial Estate - Lot E  
Case ID: PDA-84373958

Proponent Details

Project Owner Info

Title	Mr
First Name	Martin
Last name	Charteris
Role/Position	Manager
Phone	0423773236
Email	martin.charteris@fifecapital.com.au
Address	Level 12, 89 York Street  Sydney , New South Wales, 2000 , AUS

Company Info

Are you applying as a company/business?  
Yes

Company Name	THE TRUSTEE FOR STOCKLAND FIFE KEMPS CREEK TRUST
ABN	47273439938

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mr	Ben	Porges
Phone	Email	Role/Position
0403380379	bporges@ethosurban.com	Urbanist

Address

Level 4, 180 George Street  
  
Sydney,  
New South Wales  
2000  
AUS

Development Details

Engagement with the Department

Have you engaged with the department in relation to this project?  
Yes

Project Info

Project Name	200 Aldington Road Industrial Estate - Lot E
Industry	Transport & Logistics
Development Type	Warehouse or distribution centres
Estimated Development Cost (excl GST)	AUD52,367,150.00
Indicative Operation Jobs	100
Indicative Construction Jobs	100
Number of Occupants	60
Number of Dwellings	0
Gross Floor Area (GFA) sqm	38,342

Description of the Development/Infrastructure  
Construction and operation of one temperature controlled warehouse and one cold-shell warehouse.

Concept Development

Are you intending to submit a concept or staged application?  
No

Site Details

Site Information

Site Name	Lot E
Site Address (Street number and name)	106 – 228 Aldington Road, Kemps Creek
Site Co-ordinates - Latitude	-33.846223
Site Co-ordinates - Longitude	150.802

Local Government Area

Local Government	District Name	Region Name	Primary Region
Penrith	Western City District	Sydney	<input checked="" type="radio"/>


Lot and DP

Lot and DP  
Lot 200 DP 1285691

Site Area

What is the total site area for your development?  
Site Area sqm  
67,348

Statutory Context



**Note:** Please confirm the below selection by referring to the applicable section of either the [Planning Systems SEPP 2021](#) or the [Transport and Infrastructure SEPP 2021](#) or the applicable Ministerial planning order.

Which State Environmental Planning Policy (SEPP) does your application relate to?

Schedule 1: SSD - General (Planning Systems SEPP 2021)

Section under selected Schedule

Section 12 - Warehouses or distribution centres

Permissibly of Proposal

Permissible with consent

Describe the permissibility of the proposal under relevant environmental planning instruments

The Proposal is beholden to the controls outlined in the Concept Masterplan. The Concept Masterplan grants permissibility to the uses and building envelopes and associated features. Notwithstanding, the proposed uses are permissible in the IN1 General Industry zoning under the State Environmental Planning Policy (Industry and Employment) 2021.

Biodiversity Development Assessment Report Waiver Request

Would you like to request that the requirement for a biodiversity development assessment report be waived?  
No

Land Use Zones

What land use zone/s is the development in?  
Land use zones (select all that apply)  
IN1 General Industrial

Statutory Context 2

Legislation and EPIs

List any relevant legislation and environmental planning instruments that apply to the project.  
Refer to Scoping Report.

List any relevant planning agreements or existing approvals that apply to the project (e.g. concept plan approvals, staged DA consents).  
Refer to Scoping Report.

Would the project vary any development standard?  
No

Designated development

Would the project be designated development (but for Section 4.10(2) of the Environmental Planning and Assessment Act 1979) under [Schedule 3 of the Environmental Planning and Assessment Regulation 2021](#) or any other environmental planning instrument?  
No

If the project is in a location or includes a use that corresponds with a designated development provision, provide an explanation of why the project is not designated development.

Sustainable Buildings SEPP

Exemption from Sustainable Buildings SEPP

Is the development exempt from the [State Environmental Planning Policy \(Sustainable Buildings\) 2022 Chapter3](#), relating to non-residential buildings?

No

Is the development a prescribed state significant development in the Sustainable Buildings SEPP?

- Cultural, recreation or tourist facility
- Hospital, medical centre or health research facility
- Educational establishment

No

Is the development a prescribed large commercial development in the Sustainable Buildings SEPP?

- Hotel or motel with 100 rooms or greater
- Serviced apartments with 100 apartments or greater
- Office premises with 1000 sqm net lettable area (NLA) or greater

No

Approvals - Part1

Would the development otherwise, but for [Section 4.41](#) of the Environmental Planning and Assessment Act 1979, require any of the following:

A permit under [Section 201](#), [205](#) or [219](#) of the [Fisheries Management Act 1994](#)?\*

No

An approval under [Part 4](#), or an excavation permit under [Section 139](#), of the [Heritage Act 1977](#)?\*

No

An Aboriginal heritage impact permit under [Section 90](#) of the [National Parks and Wildlife Act 1974](#)?\*

No

A bush fire safety authority under [Section 100B](#) of the [Rural Fires Act 1997](#)?\*

No

A water use approval under [Section 89](#), a water management work approval under [Section 90](#) or an activity approval under [Section 91](#) of the [Water Management Act 2000](#)?\*

No

Approvals - Part2

Do you require any of the following approvals from [Section 4.42](#) of the Environmental Planning and Assessment Act 1979, in order to carry out the development:

An aquaculture permit under [Section 144](#) of the [Fisheries Management Act 1994](#)?\*

No

An approval under [Section 15](#) of the [Mine Subsidence Compensation Act 1961](#)?\*

No

A mining lease under the [Mining Act 1992](#)?\*

No

A petroleum production lease under the [Petroleum \(Onshore\) Act 1991](#)?\*

No

An environment protection licence under [Chapter 3](#) of the [Protection of the Environment Operations Act 1997](#) (for any of the purposes referred to in [Section 43](#) of that Act)?\*

No

A consent under [Section 138](#) of the [Roads Act 1993](#)?\*

No

A licence under the [Pipelines Act 1967](#)?\*

No

Attachments

File Name	A - Preliminary Architectural Drawings
File Name	Scoping Report - Lot E - 200 Aldington Road
File Name	B - Estimated Development Cost Letter